

CITY COUNCIL
ATLANTA, GEORGIA

02- 0-1986

AN ORDINANCE
BY: ZONING COMMITTEE

Z-02-76
DATE FILED: 10-15-02

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection therewith be changed so that the following property located at **2142 James Jackson Parkway, N.W.** be changed from the **I-1 (Light Industrial) & I-2 (Heavy Industrial)** District (s) to the **RG-2 (Residential General-Sector 2)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot (s) **255, 256, 263 & 264** of the **17th** District, **Fulton** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

LEGAL DESCRIPTION

All that tract or parcel of land lying in or being part of Land Lots 255 & 256 of the 17th District, City of Atlanta, of Fulton County, Georgia, which is more particularly described as follows:

To find the TRUE POINT OF BEGINNING commence at the Northwestern right-of-way intersection of James Jackson Parkway (200' R/W) and Bolton Road (85' R/W), THENCE along the said right-of-way of Bolton Road, along a curve to the left having a radius of 540.72 feet and an arc length of 148.38 feet, being subtended by a chord of South 82 degrees 06 minutes 06 seconds West for a distance of 147.91 feet to an iron pin set, said iron pin being the TRUE POINT OF BEGINNING.

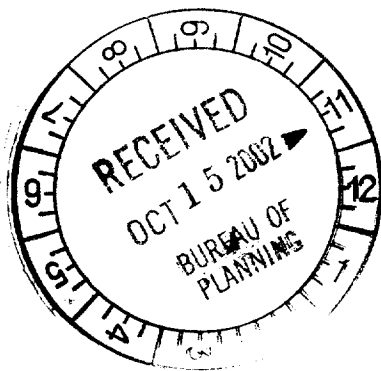
From the TRUE POINT OF BEGINNING as thus established proceed along said right-of-way along a curve to the left having a radius of 540.72 feet and an arc length of 238.53 feet, being subtended by a chord of South 61 degrees 36 minutes 09 seconds West for a distance of 236.60 feet to an iron pin set lying on the Northerly right-of-way of Parrot Ave. (50' R/W); THENCE along said right-of-way South 72 degrees 40 minutes 53 seconds West for a distance of 980.63 feet to a nail found; THENCE leaving said right-of-way, North 12 degrees 34 minutes 29 seconds West for a distance of 1425.46 feet to an iron pin set; THENCE North 76 degrees 58 minutes 58 seconds East for a distance of 5.11 feet to an iron pin set; THENCE South 23 degrees 17 minutes 06 seconds East for a distance of 18.00 feet to an iron pin set; THENCE along a curve to the left having a radius of 815.36 feet and an arc length of 547.91 feet, being subtended by a chord of North 47 degrees 27 minutes 50 seconds East for a distance of 537.66 feet to a point; THENCE North 29 degrees 04 minutes 10 seconds East for a distance of 371.36 feet to an iron pin set; THENCE North 61 degrees 10 minutes 20 seconds West for a distance of 35.16 feet to a 1/2" rebar found; THENCE North 27 degrees 23 minutes 53 seconds East for a distance of 202.54 feet to a 1/2" rebar with cap found; THENCE South 88 degrees 42 minutes 38 seconds East for a distance of 417.80 feet to an iron pin set lying on the Westerly right-of-way of said James Jackson Pkwy.; THENCE South 42 degrees 25 minutes 19 seconds East for a distance of 164.30 feet to a point; THENCE along a curve to the right having a radius of 1332.39 feet and an arc length of 416.11 feet, being subtended by a chord of South 34 degrees 03 minutes 47 seconds East for a distance of 414.43 feet to an iron pin set; THENCE leaving said right-of-way, South 72 degrees 35 minutes 03 seconds West for a distance of 499.55 feet to an iron pin set; THENCE South 17 degrees 24 minutes 57 seconds East for a distance of 374.30 feet to an iron pin set; THENCE North 72 degrees 35 minutes 03 seconds East for a distance of 497.10 feet to a 1/2" rebar found lying on said right-of-way of James Jackson Pkwy.; THENCE along a curve to the right having a radius of 1332.39 feet and an arc length of 107.89 feet, being subtended by a chord of South 06 degrees 38 minutes 49 seconds East for a distance of 107.86 feet to a point; THENCE South 04 degrees 19 minutes 38 seconds East for a distance of 721.53 feet to an iron pin set; THENCE leaving said right-of-way, South 85 degrees 54 minutes 38 seconds West for a distance of 149.66 feet to a 3/4" pipe found; THENCE South 04 degrees 44 minutes 58 seconds East for a distance of 187.77 feet to an iron pin set lying on said right-of-way of Bolton Road, said iron pin being the TRUE POINT OF BEGINNING.

LEGAL DESCRIPTION

All that tract or parcel of land lying in or being part of Land Lots 255, 256, 263 & 264 of the 17th District, City of Atlanta, of Fulton County, Georgia, which is more particularly described as follows:

Point of Beginning: A concrete monument at the west side of sta. 36+82 of the Southern Railway Industrial Lead Track;

From the point of beginning along said lead track for a distance of 467.51' to a concrete monument. THENCE Northwest 20' to a concrete monument; THENCE Southwest along a radius for a distance of 1053.5' to a concrete monument; THENCE along a line North for 25' to a concrete monument; THENCE Southwest along a radius for a distance of 1524.5' to a concrete monument; THENCE Northeast along the Southern Railway Main Tracks for a distance of 862.2' to a concrete monument; THENCE following the banks of the Chattahoochee River for a distance of 2360' to a concrete monument; THENCE East 392[±] to a concrete monument, said concrete monument being the point of beginning.



page 2 of 2

Z-02-76